



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD16-15

APPLICANT: Judith Hadley

DATE: September 8, 2016

LOCATION: Approximately bounded by:
East Symmes on the north, Ferrill
Street on the south, Railroad tracks
on the west, and Classen Boulevard
on the east. (Miller Neighborhood)

WARD: 4

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Rezoning Application

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning. This property is currently zoned R-3, Multi-Family Dwelling District, and rezoning is requested to R-1, Single Family Dwelling District. This will require rezoning.

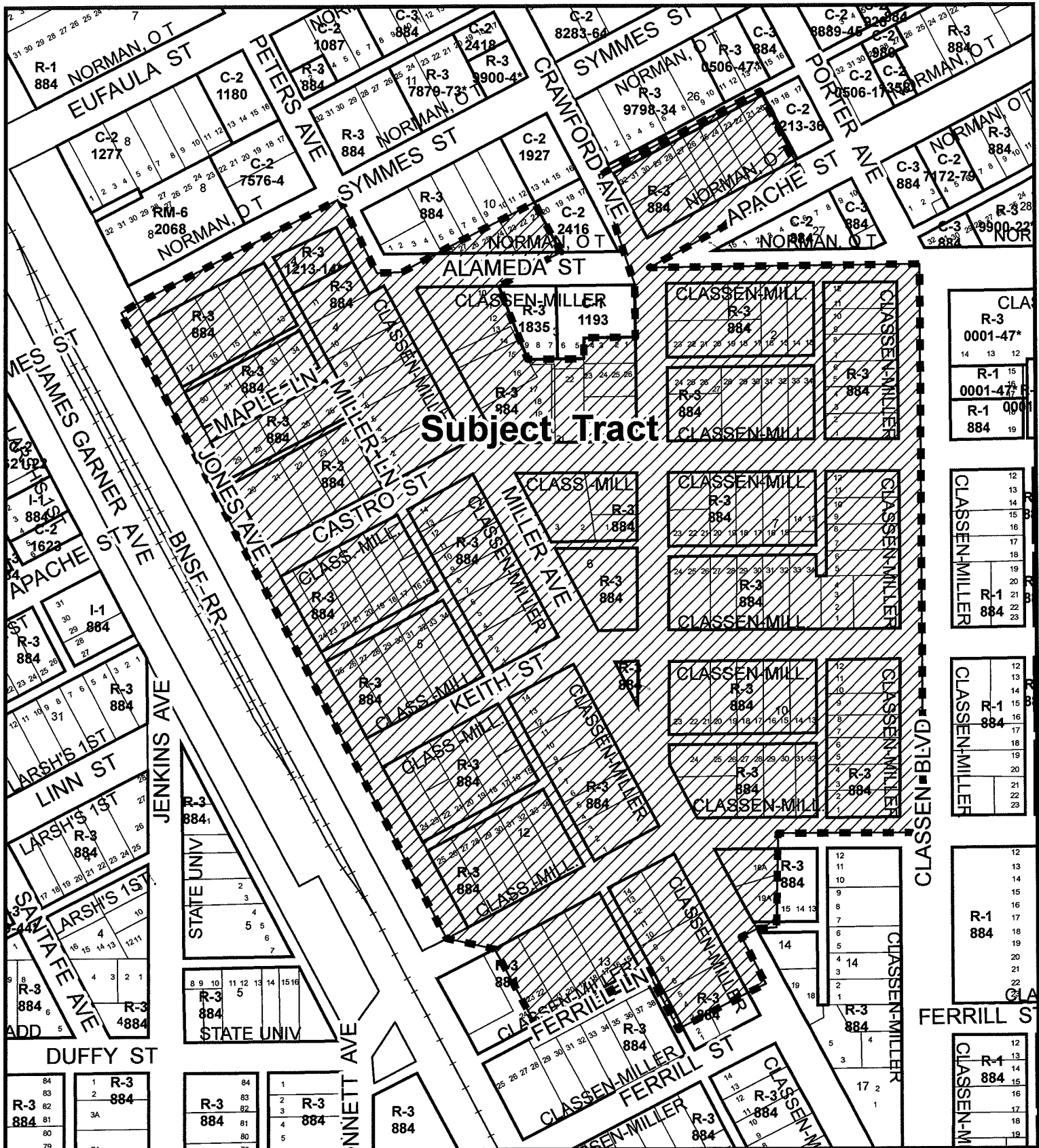
Please join us for a Pre-Development discussion of this proposal on Thursday, September 22, 2016 from 6:00 p.m. until 6:30 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 13, 2016 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Judith Hadley, (405) 326-1616 during business hours. We look forward to your participation and thank you for taking an active role in your community.



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



September 6, 2016

0 125 250 Ft.



Subject Tract



Zoning



Application for

Pre-Development Informational Meeting

Case No. PD 16-15

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER <u>JUDITH HADLEY</u>	ADDRESS <u>503 MILLER AVE.</u> <u>NORMAN, OKLAHOMA</u> <u>73069</u>
EMAIL ADDRESS <u>JUDI@JUDIHADLEY.COM</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>JUDI HADLEY, 405-326-1616</u> BEST TIME TO CALL: <u>DAYTIME</u>

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located E. SYMMES ST. ON THE NORTH.
DUFFY ST. ON THE SOUTH. RAILROAD TRACKS ON THE WEST,
AND CLASSEN BOULEVARD ON THE EAST.
GENERALLY KNOWN AS THE MILLER NEIGHBORHOOD.

and containing approximately _____ acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

CURRENTLY THIS AREA IS ZONED R-3 (MULTI-FAMILY). WE ARE REQUESTING
THIS BE CHANGED TO AN R-1 (SINGLE-FAMILY) DESIGNATION. THE VAST MAJORITY
OF THESE 143 IDENTIFIED STRUCTURES ~~ARE~~ ARE WELL MAINTAINED
SINGLE FAMILY HOMES. THIS REQUEST IS TO REZONE:
THE 100 BLK. OF E. SYMMES, THE 300 BLK. OF E. APACHE ST., THE 200-300
BLKS. EAST ALAMEDA ST., THE 400 BLK. S. PETERS, THE 500-800 BLKS.
MILLER AVE., THE 600-800 BLKS. CLASSEN BLVD., THE 100 BLK. MAPLE LANE,
THE 100-300 BLKS. CASTRO ST., THE 100-300 BLKS. E. KEITH ST. THE 100-300
BLKS. DUFFY STREET, 400-700 BLKS. S. CRAWFORD ST.
END AT 805 MILLER ON E. SIDE AND 820 MILLER ON W. SIDE.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to R-1 District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☐ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: R-3
 Current Plan Designation: _____

Concurrent Planning
 Commission Review
 Requested: ☒

Received on:

9-2-16
 at 11:00 a.m./p.m.

by mt

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